

February Planning Committee

17th February 2022

21/02148/FUL – Land East of Leckhampton Reservoir, Leckhampton Hill

Proposed works:

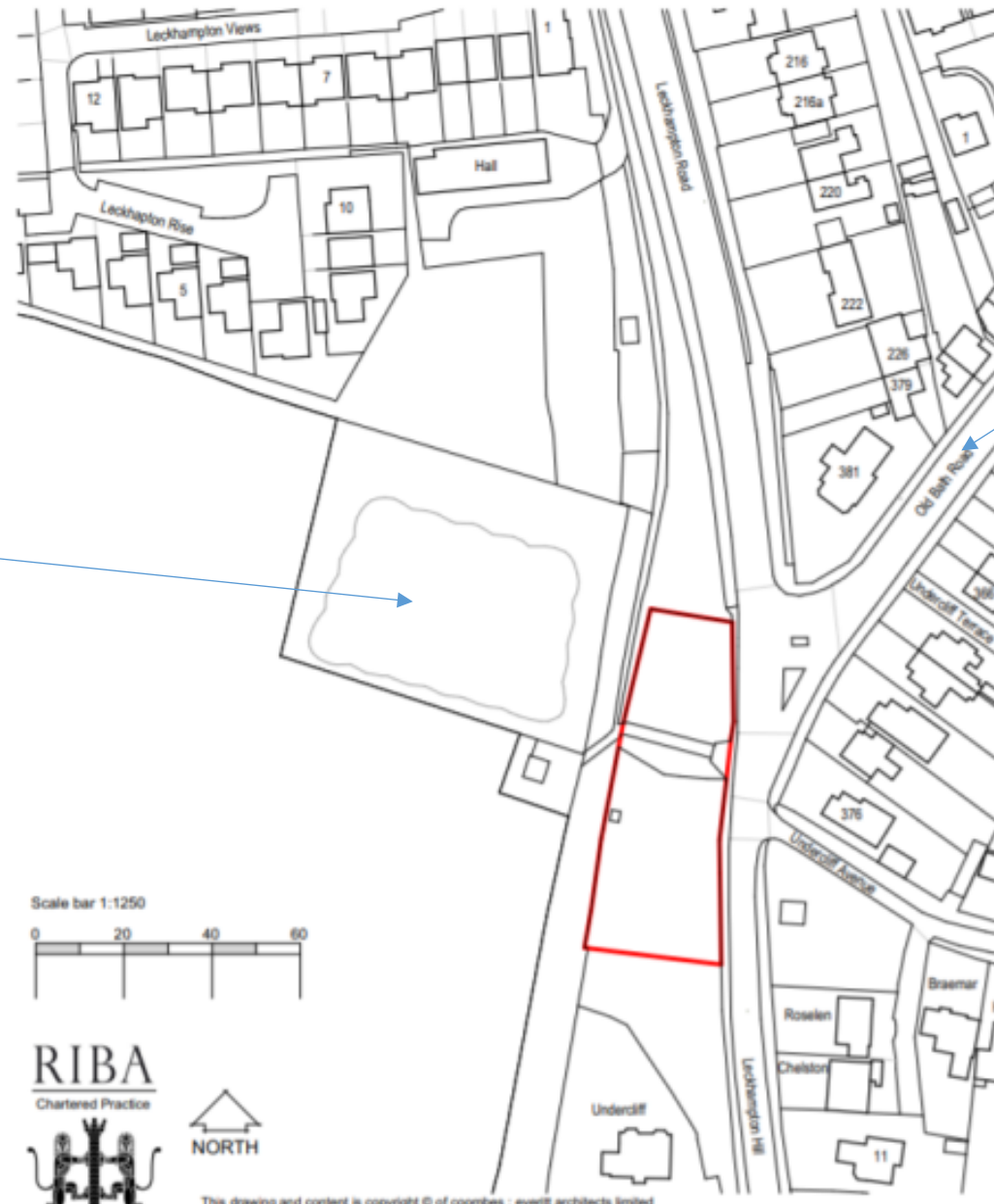
The erection of 2 dwellings

The application is at planning committee at the request of Councillor Horwood who raises concerns regarding access and highway safety. Objections have also been received from the Parish Council and the Civic Society

Site Location Plan

Disused Reservoir

Old Bath Road



21/02148/FUL

Google Earth Image

Disused Reservoir

Application Site

Public Right of Way



Old Bath Road

Fig 1 View looking North over the hills



Fig 2 View looking West- Entrance Gate



Fig 3 View looking North East neighbours' houses



Fig 4 View looking North- steep contours



Fig 5 View looking South

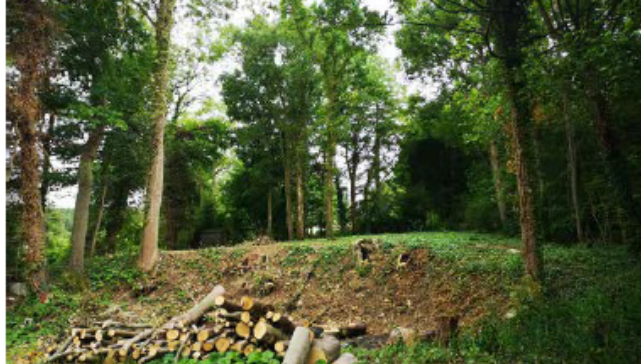


Fig 6 View West gate to disused watertank



Site photos

21/02148/FUL

Viewpoint 1 – View south west up Old Bath Road towards Site at end of street



Properties aligning views on Site

Green space of Site is focus of view when travelling west up the road

No sense of development beyond Site

Properties screening lateral views from road

Viewpoint 3 – View north east from Site looking down Old Bath Road



Green roof of Leckhampton Reservoir

Recent clearance on Site

Stone gate piers and gate of access to reservoir

Old Bath Road aligned on Site

Leckhampton Hill road

Lower half of Site set to north includes current access track

Longer views out to Cotswold escarpment running to east and north of Cheltenham

Viewpoint 6 – View north and east across Site along access road



Security fence to covered reservoir

Route of footpath downhill

Piles of felled timber on Site

Route of current access leading back to Leckhampton Hill

Unmanaged rough woodland on path downhill

Properties on Old Bath Road

Entrance gates with desire line to south

Viewpoint 7 – View south up Leckhampton Hill with Site to west (right side) of road



Side boundaries of residential properties

Leckhampton Hill road curves out of sight

Open ground of Site more apparent after tree felling

Scrubby, unmanaged vegetation to side of road

Junction to Old Bath Road

Undercliff property just visible in trees

Proposed site layout plan



Plot 1 proposed plans



GFA 157.75m²
GP 157.75m²
LGP 221.25m²
+ Garage 36.00m²



Plot 2 proposed plans



Side / East Elevation



Front / North Elevation

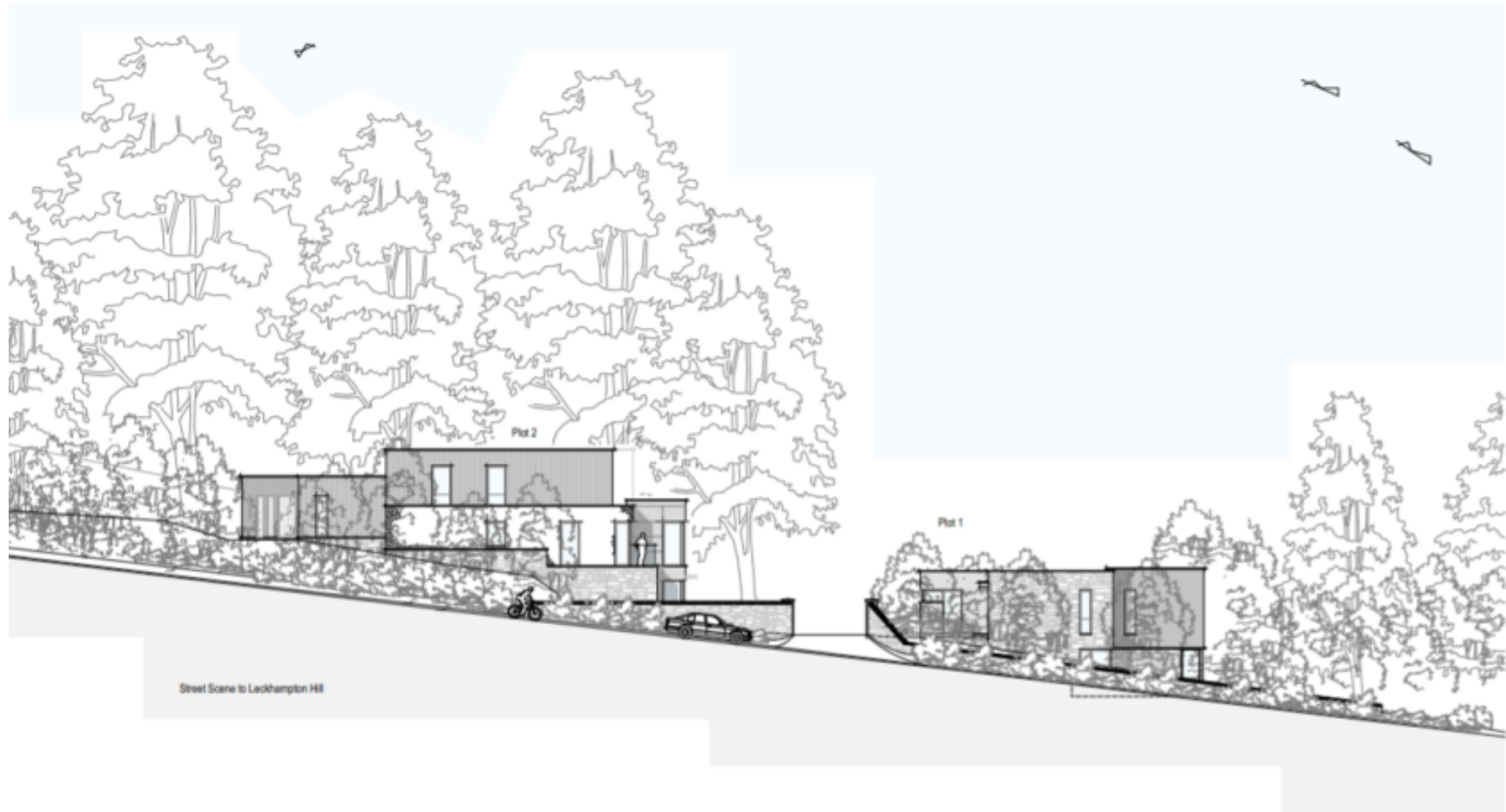


Side / West Elevation



Rear / South Elevation

Proposed Street Scene



Proposed Landscape Strategy



Key Planning Matters

- Design and layout
- Impact on neighbouring amenity
- Highway safety
- Flooding/Drainage
- Impact on the landscape and site character

Summary of Conditions

- Time
- Approved plans
- Tree Protection Plan
- Landscape works
- Landscape Maintenance Strategy
- Installation of EV charging points
- Access Layout
- Construction Method statement
- Removal of PD rights
- Drainage measures
- No external lighting
- Submission of material details